

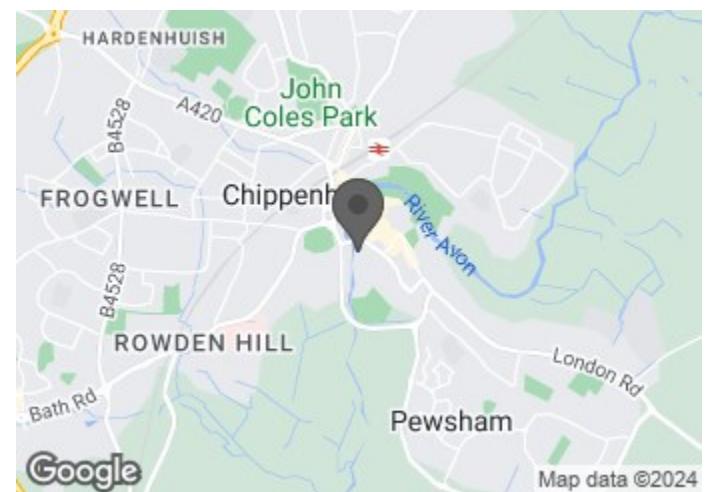
Total floor area 52.8 sq.m. (568 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information only.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



26 WATERFORD PLACE

WESTMEAD LANE, CHIPPENHAM, SN15 3GX



BEAUTIFULLY PRESENTED one bed Retirement Apartment with a LARGE BALCONY IN A SUPERB DEVELOPMENT JUST MINUTES FROM TOWN CENTRE AMENITIES.

PRICE REDUCTION

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstoneresales.co.uk | mccarthyandstoneresales.co.uk

WATERFORD PLACE, WESTMEAD LANE,

INTRODUCTION:

This is a really super first floor apartment, beautifully presented, with a pleasant balcony. Excellent one bed accommodation includes; a comfortable living room, an excellent kitchen with comprehensive range of integrated appliances, master bedroom and a shower room. The apartment is complimented by an efficient space-saving electric underfloor heating system throughout.

Waterford Place was very recently constructed by multi award-winning retirement living specialist McCarthy and Stone and is a sought-after 'Retirement Living' development providing independent living for those aged 60 years and over. It occupies a fantastic position just 200 metres from the centre of town. A variety of local supermarkets can be found nearby and the Town Centre also boasts access to a local Hospital and plenty of Doctors surgeries, Banks, retail stores and independent shops. There are also regular traditional town markets. Places of interest in the local area are varied, with John Coles Park, the museum and Heritage Centre and Chippenham folk festival just a few examples. For those interested in wider travel, transport links are strong with regular bus services connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington.

Waterford Place offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Waterford Place; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can join in or remain as private as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken



care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

ENTRANCE HALL:

Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying hot water, Vent Axia heat exchange system and automatic washer/dryer. There is a second shallow cupboard with meters. A feature glazed panelled door leads to the living room.

LIVING ROOM:

A bright and spacious living room with a double-glazed French door and matching side-panel opening onto an excellent balcony with plenty of space for a table and chairs. Feature point fireplace give the room a cosy feel. A glazed panelled double door leads to the kitchen.

KITCHEN:

Double-glazed window. Excellent contemporary range of soft cream, gloss finished fitted units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Extensive integrated appliances comprise; a Bosch four-ringed hob with glazed splashpanel and stainless steel chimney extractor hood over, Bosch waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

DOUBLE BEDROOM:

A bright and spacious room. Excellent walk-in wardrobe with auto light, ample hanging space and shelving.

SHOWER ROOM:

Double glazed obscure window. Modern white sanitary ware comprising; Back-to-the-wall WC with a concealed cistern, vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point over. Walk-in easy-access shower with a glazed screen, heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor,

1 BEDROOMS £210,000

SERVICE CHARGE (BREAKDOWN):

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £2,601.67 per annum (for financial year ending 30/06/2024)

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease length: 125 Years from June 2015

Ground Rent: £425 per annum

Ground rent review date: June 2030

Managed by: McCarthy and Stone Management Services

